Karen Johnson Davidson County
Batch# 1265095 DEEDWARR
04/25/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250425-0032078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 24TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/6/2029

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
PKM Building Association, LLC, a Tennessee Limited Liability Company	NEW OWNER (NAME)	MAP 61-12
1133 Riverwood Drive (ADDRESS)	(ADDRESS)	PAR 089.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Anthony Mangrum, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PKM Building Association, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The southerly part of Lot No. 106 on the map of Eastdale Place, as of record in Book 547, Page 29, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 106 fronts 100 feet on the northerly side of Riverwood Drive, and runs back 175.5 feet on the easterly side and 175.3 feet on the westerly side with the easterly margin of Eastdale Avenue to the southerly line of the Conyer (formerly Gordon) Lot and measures 149 feet, more or less, thereon.

Being the same property conveyed to E. G. Hertenstein and wife Lucile Hertenstein by warranty deed from Commerce Union Bank, dated May 26, 1924 and of record in Book 644, Page 416, said Register's Office. The said E. G. Hertenstein subsequently died in August, 1980, survived by his wife Lucile Hertenstein. Lucile Hertenstein subsequently conveyed the property to Everett G. Hertenstein, Jr. by quitclaim deed dated July 4, 1981 and of record in Book 5771, Page 761, said Register's Office. Everett Hertenstein, Jr., being the same person as Everett G. Hertenstein, Jr., died on November 19, 2018, unmarried and testate, and by Will, admitted to probate by order entered 6/27/2019 by the Seventh Circuit Court for Davidson County, Tennessee, Case 19P-1029, devised the within property to Anthony Mangrum. Said devise is further evidenced by an Executors' Quitclaim Deed of record as Instrument 20200204-0012502, said Register's Office.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1133 Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of April, 2025.

WARRANTY DEED
(Continued)

Anthony Mangrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Mangrum, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2025.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/16/2027

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-24152-DS

I, Kirsten Virden, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04/24/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/24/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

